



Board of Zoning Appeals

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AGENDA

September 5, 2013

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, September 5, 2013**, commencing at **2:00 p.m.** in the Common Council Committee Rooms, **Room 301-A**, City Hall, Third Floor, 200 East Wells Street, Milwaukee, Wisconsin, affecting the following premises. Please note that most items have been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

2:00 p.m. Administrative Consent Agenda

Items scheduled for approval on the Administrative Consent Agenda

No oral testimony will be taken on these items.

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
1	12th	32448 Use Variance <i>Dismissal</i>	Ali Omar Ismail, Lessee Request to occupy a portion of the premises as a cash-for-gold business	923 S. Cesar E Chavez Dr.
2	13th	31890 Dimensional Variance <i>Dismissal</i>	Saadeddine Fleifel, Property Owner Request to allow 2 banner signs, 1 roof sign and window signs that obscure more than 50% of the glazing area of the Board approved fast-food / carry-out restaurant	4125 S. Howell Av.
3	14th	32613 Use Variance <i>Dismissal</i>	Nara Colton, Property Owner Request to occupy the premises as a day care center for 30 children per shift infant to 1 year of age, operating Monday - Friday 6:00 a.m. to 6:00 p.m	2400 S. 5th Pl.



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<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<p align="center"><u>2:00 p.m. Administrative Consent Agenda (Continued)</u> <u>Items scheduled for approval on the Administrative Consent Agenda</u> <u>No oral testimony will be taken on these items.</u></p>				
4	6th	32480 Dimensional Variance <i>Dismissal</i>	Earnest & Margaret Sanders, Property Owner Request to allow a wheelchair ramp in the front setback	3220 N. 11th St.
5	1st	32657 Extension of Time <i>Approval</i>	Transitional Living Services, Inc., Lessee Request for an extension of time to comply with the conditions of case #31795	5409 W. Villard Av.
<p align="center"><u>2:00 p.m. - Consent Agenda</u> <u>Items Scheduled for approval on the Consent Agenda</u> <u>No oral testimony will be taken on these items.</u></p> <p><i>If there are any objections to these approvals, please make them known to the Board office in writing and at least 24 hours prior to the time of the hearing. If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.</i></p>				
6	11th	32674 Use Variance	Frank Nickel, Property Owner Request to construct an addition and to occupy the premises as a religious assembly hall	3420 W. Forest Home Av.
7	12th	32643 Special Use	Chris Simko, Property Owner Request to continue occupying the premises as an outdoor salvage operation	450 S. 11th St.
8	12th	32646 Special Use	The Bridge Health Clinics & Research Centers, Inc., Lessee Request to continue occupying the premises as a social service facility	600 W. Virginia St. 203

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<p align="center"><u>2:00 p.m. - Consent Agenda (Continued)</u> <u>Items Scheduled for approval on the Consent Agenda</u> <u>No oral testimony will be taken on these items.</u> <i>If there are any objections to these approvals, please make them known to the Board office in writing and at least 24 hours prior to the time of the hearing.</i> <i>If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.</i></p>				
9	12th	32647 Special Use	Horner Sod Farms LLC, Property Owner Request to continue occupying the premises as a ground transportation service and a motor vehicle sales and repair facility	646 S. 2nd St.
10	12th	32663 Special Use	Darin or Dimity Grabowski, Property Owner Request to continue occupying the premises as a second-hand sales facility	1017 W. Historic Mitchell St.
11	12th	32693 Special Use	Wilfredo Ramos, Lessee Request to continue occupying a portion of the premises as a second-hand sales facility (this is a new operator)	628 W. Historic Mitchell St.
12	12th	32675 Use Variance	Rexnord LLC, Lessee Request to occupy a portion of the premises as a medical office	1301 W. Canal St.
13	13th	32682 Dimensional Variance	U.S. HealthWorks, Lessee Request to erect a sign on the east facade that exceeds the number of allowed signs per 25 lineal feet and a sign on the north facade that exceeds the maximum allowed signs per 25 lineal feet and the maximum allowed display area (allowed 75 sq.ft. / proposed 95 sq.ft.)	841 W. Layton Av.

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<p align="center"><u>2:00 p.m. - Consent Agenda (Continued)</u> <u>Items Scheduled for approval on the Consent Agenda</u> <u>No oral testimony will be taken on these items.</u> <i>If there are any objections to these approvals, please make them known to the Board office in writing and at least 24 hours prior to the time of the hearing.</i> <i>If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.</i></p>				
14	14th	32672 Special Use	George Spence, Property Owner Request to occupy the premises as a second-hand sales facility	3074 S. Delaware Av.
15	14th	32683 Dimensional Variance	Scott Meka, Property Owner Request to raze the existing garage and to construct a garage that does not meet the minimum required vision triangle or side street setback	2961 S. Wentworth Av.
16	14th	32689 Special Use	Latisha Hickson, Property Owner Request to increase the hours of operation from 6:00 a.m. - midnight to 6:00 a.m. - 1:00 a.m. and to continue occupying the premises as a day care center for 27 children per shift ages 2 - 12 years of age, operating Monday - Saturday	2490 S. 10th St.
17	15th	32627 Dimensional Variance/ Special Use	Denise Beverly-Davis, Property Owner Request to continue occupying the premises as a religious assembly hall that does not meet the minimum number of required parking spaces (required 42 / proposed 14)	3320 W. Vliet St.
18	15th	32634 Special Use	Next Chapter Living Center II, Lessee Request to continue occupying the premises as a group home for 8 occupants (this is a new operator)	2035 N. 39th St.

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2:00 p.m. - Consent Agenda (Continued)

Items Scheduled for approval on the Consent Agenda

No oral testimony will be taken on these items.

If there are any objections to these approvals, please make them known to the Board office in writing and at least 24 hours prior to the time of the hearing.

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19	15th	32656 Use Variance	Jon Frey, Lessee	3916 W. Kisslich Pl.
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Request to continue occupying the premises as a light manufacturing facility

20	15th	32658 Special Use	Hemant Khuttan, Lessee	4950 W. Lisbon Av.
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Request to continue occupying the premises as a motor vehicle filling station and car wash

21	1st	32593 Special Use	Waterstone Bank SSB, Property Owner	5475 N. Hopkins St.
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Request to occupy the premises as a rooming house for 17 occupants

22	1st	32664 Special Use	LaTanya Jones, Lessee	6125 N. Teutonia Av.
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Request to occupy the premises as a day care center for 95 children per shift infant to 12 years of age, operating Monday - Sunday 6:00 a.m. to midnight

23	1st	32688 Special Use	Karl Tatum, Lessee	3500 W. Villard Av.
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Request to continue occupying the premises as a currency exchange, payday loan or title loan agency

24	1st	32699 Use Variance	Lincoln Park Community Center Inc., Prospective Buyer	2820 W. Stark St.
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Request to continue occupying the premises as a community center

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25	2nd	32648 Special Use	Bright Beginnings Children Center, Lessee Request to continue occupying the premises as a 24 hour day care center for 81 children per shift infant to 13 years of age, operating Monday - Sunday	4248 N. 76th St.
26	2nd	32679 Special Use	Kenneth Riche, Property Owner Request to continue occupying the premises as a currency exchange, payday loan or title loan agency	5309 W. Fond Du Lac Av.
27	3rd	32651 Use Variance	Tool Shed Toys II LLC, Lessee Request to occupy the premises as an adult retail establishment	2427 N. Murray Av.
28	3rd	32685 Use Variance	Abukhamireh LLC, Property Owner Request to continue occupying the premises as a personal service facility	3041 N. Oakland Av.
29	3rd	32676 Use Variance	Padroni Holdings LLC, Property Owner Request to occupy the premises as a general office	2505 N. Oakland Av.
30	4th	32639 Special Use	Lance Lichter, Property Owner Request to continue occupying the premises as a parking lot	316 W. State St.

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31	4th	32649 Special Use/ Dimensional Variance	Redevelopment Authority of the City of Milwaukee, Property Owner	401 W. Wisconsin Av.
			Request to continue occupying the premises as a parking lot does not meet the minimum landscape requirements	
32	4th	32662 Special Use	Community Advocates, Inc., Lessee	626 W. Wisconsin Av.
			Request to continue occupying the premises as a parking lot	
33	4th	32694 Special Use	ABM Parking Services	503 N. Plankinton Av.
			Request to occupy the premises as a parking lot	
34	6th	32606 Special Use	Devon Christian, Lessee	3044 N. Holton St.
			Request to occupy the premises as a personal service facility	
35	6th	32637 Special Use	Diane Stowers, Property Owner	807 W. Atkinson Av.
			Request to add a light and heavy motor vehicle rental facility and continue occupying the premises as a motor vehicle filling station	
36	6th	32673 Special Use	Redevelopment Authority of the City of Milwaukee, Property Owner	2231 N. Martin L King Jr Dr.
			Request to occupy the premises as a principal use parking lot	

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2:00 p.m. - Consent Agenda (Continued)

Items Scheduled for approval on the Consent Agenda

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If there are any objections to these approvals, please make them known to the Board office in writing and at least 24 hours prior to the time of the hearing.

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37	7th	32644 Special Use	Rabinder Khahra, Property Owner	5835 W. Hampton Av.
			Request to continue occupying the premises as a motor vehicle filling station	
38	7th	32695 Special Use	Lakhbir Singh, Lessee	4302 W. Capitol Dr.
			Request to continue occupying the premises as a motor vehicle filling station	
39	8th	32640 Special Use	REO Motors, Inc., Property Owner	2222 W. Forest Home Av.
			Request to continue occupying the premises as an motor vehicle outdoor storage facility	
40	9th	32669 Special Use	All Walks of Life Child Care Center, LLC, Lessee	7000 W. Good Hope Rd.
			Request to continue occupying the premises as a day care center for 45 children per shift infant to 12 years of age, operating Monday - Friday 5:30 a.m. to 1:00 a.m	

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2:15 p.m. Public Hearings

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.

If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

41	12th	32620 Dimensional Variance	National Enterprise Inc., Property Owner Request to erect a freestanding sign that exceeds the maximum allowed area (allowed 42 sq.ft. / proposed 51.4 sq.ft.)	1400 S. 6th St.
42	12th	32655 Special Use	Brenner Brewing Co. LLC, Lessee Request to occupy the premises as a heavy manufacturing facility	706 S. 5th St.
43	13th	32587 Special Use/ Dimensional Variance	Ben Boparai, Property Owner Request to construct an addition and to occupy the premises as a truck freight terminal with outdoor storage of heavy motor vehicles that does not meet the minimum required residential buffer (required 25 ft. / proposed 0 ft.)	5938 S. 13th St.
44	13th	32677 Special Use	FedEx Ground Package Systems, Inc., Other Request to occupy the premises as a truck freight terminal	5110 S. 6th St.
45	14th	32182 Special Use	Michael Patton, Lessee Request to occupy the premises as an assembly hall (operated in conjunction with a permitted tavern on site)	3000 S. 13th St.

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<u>2:15 p.m. Public Hearings (Continued)</u>				
<u>Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.</u> <u>If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
46	14th	32446 Special Use	Jose Hernandez-Triano, Lessee Request to continue occupying the premises as a motor vehicle sales facility and body shop (this is a new operator)	4030 S. Pine Av.
47	14th	32641 Special Use	2424 Graham St. LLC, Property Owner Request to occupy the premises as a motor vehicle repair facility	2424 S. Graham St.
<u>3:15 p.m. Public Hearings</u>				
<u>Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.</u> <u>If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
48	15th	32345 Special Use	Tamara Washington, Property Owner Request to occupy the premises as a transitional living facility for 6 occupants	2579 N. 14th St.
49	15th	32508 Special Use	Eric Broxton, Property Owner Request to construct an addition to the Board approved motor vehicle repair facility (applicant will be combining the adjacent lots at 4000 & 4010 W. Lisbon Av.)	4002 W. Lisbon Av. & 4010 W. Lisbon Av.
50	15th	32585 Special Use	Darryl Ware, Lessee Request to occupy the premises as a motor vehicle repair facility	2030 N. 31st St.
51	15th	32661 Special Use	Revive Transitional Living Center, Lessee Request to occupy the premises as a group home for 5 occupants	2536 N. 22nd St.

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3:15 p.m. Public Hearings (Continued)

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.

If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

52	2nd	32433 Special Use	Gro Family Services LLC, Lessee Request to occupy a portion of the premises as a social service facility	6400 W. Capitol Dr. 200
53	2nd	32526 Special Use	Milwaukee Tire & Battery LLC, Lessee Request to occupy a portion of the premises as a motor vehicle repair facility	6046 W. Fond Du Lac Av.
54	2nd	32571 Special Use	Martha Brock, Lessee Request to occupy a portion of the premises as a social service facility	4234 B N. 76th St.

4:15 p.m. Public Hearings

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.

If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

55	4th	32610 Special Use	The Citadel Group Services, Lessee Request to occupy the premises as a school for 100 students 6th - 12th grades, operating Monday - Friday 8:00 a.m. to 3:00 p.m	2733 W. Wisconsin Av. 1
56	4th	32650 Special Use	Dreamland Petroleum Co., Property Owner Request to raze the existing structure and rebuild a motor vehicle filling station and car wash	405 N. 27th St.
57	4th	32668 Special Use	Dreamland Petroleum Co., Property Owner Request to occupy the premises as a motor vehicle repair facility	2720 W. St Paul Av.

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<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
<u>4:15 p.m. Public Hearings (Continued)</u>				
<u>Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.</u>				
<u>If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
58	4th	32671 Dimensional Variance	Gerard Kempermann, Property Owner Request to construct a garage that does not meet the minimum required side street setback	853 N. 16th St.
59	6th	32481 Special Use	Debria Moncree, Property Owner Request to occupy the premises as a day care center for 32 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - midnight	802 W. Chambers St.
60	7th	32542 Special Use	Carolyn Teague, Lessee Request to occupy the premises as a social service facility and a religious assembly hall	4563 N. Hopkins St.
61	7th	32680 Special Use	Genesis Behavioral Services, Inc., Lessee Request to occupy the premises as a community living arrangement for 26 occupants	4803 W. Burleigh St.
62	8th	32460 Dimensional Variance	Rigoberto Sanchez, Property Owner Request to divide the existing lot and to allow a new lot that does not meet the minimum required south side setback (required 3.5 ft. / proposed 2.8 ft.)	1336 S. 26th St.
63	8th	32576 Special Use	Martina McCloud, Lessee Request to increase the hours of operation from Monday - Sunday 5:30 a.m. - midnight to 24 hours Monday - Sunday and to continue occupying the premises as a day care center for 23 children per shift infant to 12 years of age	2220 W. National Av.

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5:15 p.m. Public Hearings

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.

If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

64	9th	32653 Use Variance	Gene Fleisner, Property Owner Request to occupy the premises as a mixed-waste processing facility	10721 W. Brown Deer Pl.
65	9th	32666 Special Use	Russian Gold Jewelers LLC, Lessee Request to occupy a portion of the premises as a cash-for-gold business	8233 W. Brown Deer Rd.
66	9th	32667 Special Use	The Church of Pentecost, Lessee Request to occupy the premises as a religious assembly hall	8042 N. 76th St.
67	10th	32155 Special Use	Brenda Luckett, Property Owner Request to occupy a portion of the premises as a transitional living facility	5202 W. Lisbon Av.
68	10th	32548 Special Use	Ayla Smith, Lessee Request to occupy a portion of the premises as an adult day care center for 50 clients	2661 N. 53rd St.
69	10th	32652 Other	Mohammad Fares, Lessee Request to modify condition #5 of case #32425 stating that "a decorative metal fence be installed and maintained per the fence plan approved by DCD on June 30, 2008"	6927 W. Capitol Dr.

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<u>6:15 p.m. Public Hearings (Contested)</u>				
<u>Please note that each item scheduled for a public hearing has been scheduled for approximately 30 minutes.</u>				
<u>If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
70	4th	32377 Special Use	James Burke, Lessee Request to occupy the premises as a light manufacturing facility	444 A N. 30th St.

PLEASE NOTE:

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Upon reasonable notice, effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact the Board of Zoning Appeals at 286-2501, (FAX) 286-2555, (TDD) 286-3245 or by writing the Board of Zoning Appeals, 809 North Broadway, Room 102, Milwaukee, WI 53202.